

Freestanding Retail/Office/Industrial Building

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Property Info	
Sale Price: 985,000	
Building Size:	± 5,215 SF space
Year Built:	1960 - Remodeled 2003
Land Area:	± 28,000 SF
Zoning:	C-2, City of Tucson
Municipality/County:	Tucson/Pima County
Construction:	Masonry block
Parcel #:	115-15-0260
Annual Taxes:	\$11,669 2015
Current Use:	Retail/Office/Industrial - Screen Print, Embroidery, Graphic Design Studio
Parking:	25 surface
Signage:	Monument Sign
Special Features:	Loading Dock, Security Windows, Corner Property, Easy Access Freeway & Downtown

- Building is located in the Oracle Road Corridor, feeding Downtown traffic to Northwest Tucson, Oro Valley and Marana.
- South of the new Grant road Oracle road intersection
- Easy access to the University of Arizona, Downtown, Central Tucson and I-10
- Oracle Road Frontage and Monument Signage
- Showroom with warehouse/production and yard

Located in the Empowerment Zone -
Empowerment Zone is a designated area where tax incentives are given to stimulate job growth and promote economic development

Exclusively Represented by:

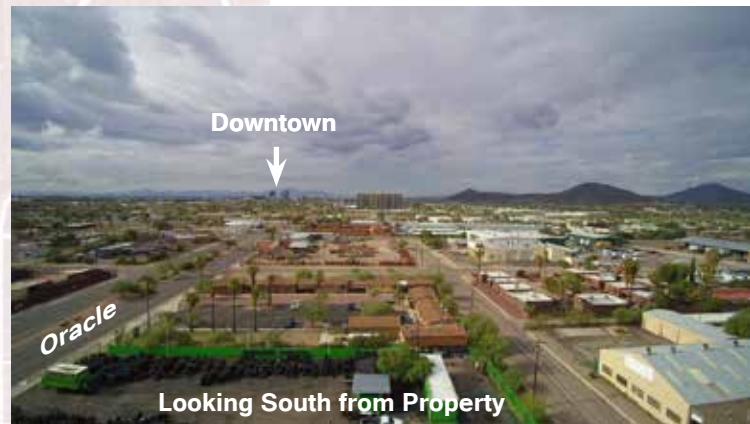
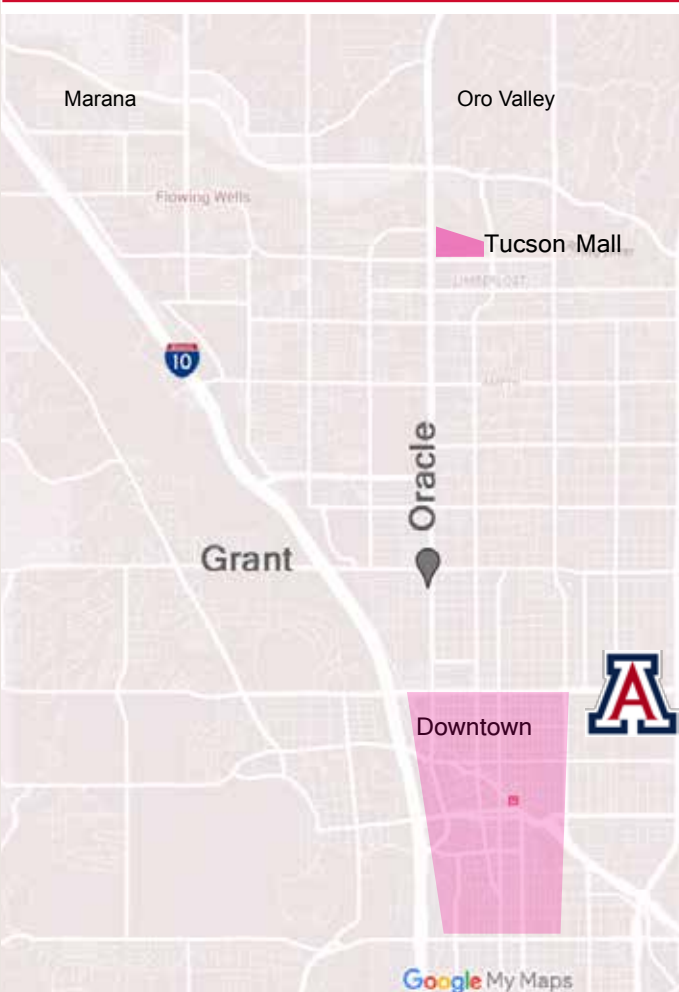
Tucson Realty & Trust Co.
Frank Arrotta C. 520.465.5291
Mike Gross C. 520.977.0144

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•Source CoStar 2015

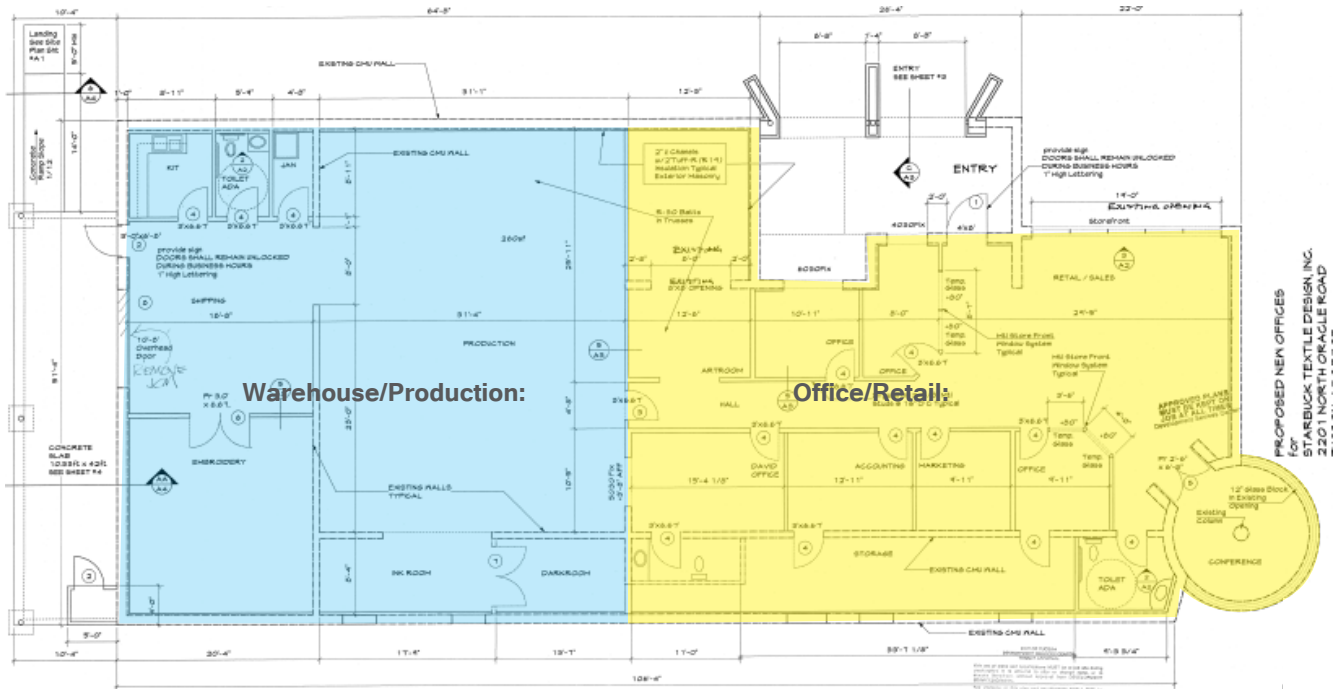
Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.

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FOR SALE



Building Size:	±5,215 Square Feet
Office/Retail:	±2,540 Square Feet
Warehouse/Production:	±2,675 Square Feet

Traffic Count:	Oracle 30,792 VPD Source CoStar		
Demographics 2015 (Source-CoStar):	1-Mile	3-Mile	5-Mile
Population:	14,988	124,475	257,742
Avg. HH Income:	\$28,047	\$39,616	\$45,827
Area Daytime Employment:	9,281	132,995	195,035

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